



## **Press Release**

**CITY OF MOUNTLAKE TERRACE**  
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**DATE:** September 5, 2007

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**PUBLICATION DATE(S):** Immediate release through September 14, 2007

### **Mountlake Terrace City Council Moves Ahead To Revitalize Town Center**

New downtown zoning regulations, imposition of the City's first-ever impact fees on development, and amendments to six-year funding plans for transportation improvements and capital improvements were adopted by the Mountlake Terrace City Council September 4 in a series of six ordinances to carry out the Town Center Plan.

The Town Center Plan was adopted last February as part of the City's Comprehensive Plan. It calls for revitalizing the downtown area by encouraging development of new stores, restaurants, offices, and housing in the existing 57-acre downtown zone. Wider sidewalks, street trees, and a public plaza for community use are also expected.

"I want our City to move into the 21<sup>st</sup> century," said Councilmember John Zambrano. "These ordinances will help us revitalize our downtown, bring in new business, and generate revenues that will bring relief to our citizens."

Councilmember Michelle Angrick noted that the costs for needed services and facilities were mostly being borne by impact fees from developers and that remaining funds could come from federal and state grants, local funds, and other sources as redevelopment occurs.

The new regulations allow owners in the central core of the Town Center—the area called the Town Square or superblock—to build up to seven stories with a step-back requirement for the upper stories. At the intersection of 56<sup>th</sup> and 236<sup>th</sup>, new development can be built up to five stories, also with a step-back requirement for the upper stories. In the rest of the downtown, development is limited to three or four stories, depending on the district. Special design standards apply to all new development.

To help pay for street improvements, each new development citywide must pay transportation impact fees at a rate of \$1,070 per vehicle trip, based on national transportation engineering standards. Town Center development must pay an additional fee amount for a total of \$1,280 per vehicle trip.

To help pay for a public plaza, park impact fees will be charged at a rate of \$2,026 for each new residential unit citywide and between \$603 and \$773 for each 1,000 square feet of downtown commercial development. Developers will also pay for street frontage improvements and utilities serving their projects.

The Town Center area consists of 56 acres already zoned commercial along 56<sup>th</sup> Avenue West from roughly 228<sup>th</sup> Street Southwest to 244<sup>th</sup> Street Southwest. The area is mostly one block deep but widens to three blocks in some parts.

For more information on the Town Center Plan, new regulations, and background studies, check the City's webpage at [www.cityofmlt.com/towncenter](http://www.cityofmlt.com/towncenter). For related planning and property information, people may contact the Community Development Department at (425) 744-6280.

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